

Fill in this information to identify the case and this filing:

Debtor Name SIGNET CAPITAL PARTNERS, LLC
United States Bankruptcy Court for the: _____ District of UTAH
(State)
Case number (if known): 19-26429

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☐ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ Amended Schedule _____
- ☒ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 08-30-19
MM / DD / YYYY

X

Signature of individual signing on behalf of debtor

KENT A. HOGGAN

Printed name

MANAGER

Position or relationship to debtor

Fill in this information to identify the case:

Debtor name SIGNET CAPITAL PARTNERS, LLC

United States Bankruptcy Court for the: _____ District of UTAH
(State)

Case number (if known): 19-26429

☐ Check if this is an amended filing

Official Form 206A/B

Schedule A/B: Assets — Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

- ☒ No. Go to Part 2.
- ☐ Yes. Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

2. Cash on hand

\$ _____

3. Checking, savings, money market, or financial brokerage accounts (Identify all)

Name of institution (bank or brokerage firm)	Type of account	Last 4 digits of account number	
3.1. _____	_____	____	\$ _____
3.2. _____	_____	____	\$ _____

4. Other cash equivalents (Identify all)

4.1. _____	\$ _____
4.2. _____	\$ _____

5. Total of Part 1

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$ _____

Part 2: Deposits and prepayments

6. Does the debtor have any deposits or prepayments?

- ☒ No. Go to Part 3.
- ☐ Yes. Fill in the information below.

Current value of debtor's interest

7. Deposits, including security deposits and utility deposits

Description, including name of holder of deposit

7.1. _____	\$ _____
7.2. _____	\$ _____

Debtor SIGNET CAPITAL PARTNERS, LLC
Name

Case number (if known) 19-26429

8. Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent

Description, including name of holder of prepayment

8.1. _____ \$ _____
8.2. _____ \$ _____

9. Total of Part 2.

Add lines 7 through 8. Copy the total to line 81.

\$ _____

Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

- ☒ No. Go to Part 4.
☐ Yes. Fill in the information below.

Current value of debtor's interest

11. Accounts receivable

11a. 90 days old or less: _____ - _____ = → \$ _____
face amount doubtful or uncollectible accounts
11b. Over 90 days old: _____ - _____ = → \$ _____
face amount doubtful or uncollectible accounts

12. Total of Part 3

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$ _____

Part 4: Investments

13. Does the debtor own any investments?

- ☒ No. Go to Part 5.
☐ Yes. Fill in the information below.

Valuation method used for current value

Current value of debtor's interest

14. Mutual funds or publicly traded stocks not included in Part 1

Name of fund or stock:

14.1. _____ \$ _____
14.2. _____ \$ _____

15. Non-publicly traded stock and interests in incorporated and unincorporated businesses, including any interest in an LLC, partnership, or joint venture

Name of entity:

% of ownership:

15.1. _____ % _____ \$ _____
15.2. _____ % _____ \$ _____

16. Government bonds, corporate bonds, and other negotiable and non-negotiable instruments not included in Part 1

Describe:

16.1. _____ \$ _____
16.2. _____ \$ _____

17. Total of Part 4

Add lines 14 through 16. Copy the total to line 83.

\$ _____

Debtor

SIGNET CAPITAL PARTNERS, LLC
Name

Case number (if known) 19-26429

Part 5: Inventory, excluding agriculture assets

18. Does the debtor own any inventory (excluding agriculture assets)?

☒ No. Go to Part 6.☐ Yes. Fill in the information below.

General description	Date of the last physical inventory	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
19. Raw materials				
_____	MM / DD / YYYY	\$ _____	_____	\$ _____
20. Work in progress				
_____	MM / DD / YYYY	\$ _____	_____	\$ _____
21. Finished goods, including goods held for resale				
_____	MM / DD / YYYY	\$ _____	_____	\$ _____
22. Other inventory or supplies				
_____	MM / DD / YYYY	\$ _____	_____	\$ _____
23. Total of Part 5				\$ _____
Add lines 19 through 22. Copy the total to line 84.				

24. Is any of the property listed in Part 5 perishable?

☐ No☐ Yes

25. Has any of the property listed in Part 5 been purchased within 20 days before the bankruptcy was filed?

☐ No☐ Yes. Book value _____ Valuation method _____ Current value _____

26. Has any of the property listed in Part 5 been appraised by a professional within the last year?

☐ No☐ Yes**Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)**

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

☒ No. Go to Part 7.☐ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
28. Crops—either planted or harvested			
_____	\$ _____	_____	\$ _____
29. Farm animals <i>Examples:</i> Livestock, poultry, farm-raised fish			
_____	\$ _____	_____	\$ _____
30. Farm machinery and equipment (Other than titled motor vehicles)			
_____	\$ _____	_____	\$ _____
31. Farm and fishing supplies, chemicals, and feed			
_____	\$ _____	_____	\$ _____
32. Other farming and fishing-related property not already listed in Part 6			
_____	\$ _____	_____	\$ _____

Debtor

SIGNET CAPITAL PARTNERS, LLC

Name

Case number (if known) 19-26429

33. Total of Part 6.

Add lines 28 through 32. Copy the total to line 85.

\$ _____

34. Is the debtor a member of an agricultural cooperative?

☐ No☐ Yes. Is any of the debtor's property stored at the cooperative?☐ No☐ Yes

35. Has any of the property listed in Part 6 been purchased within 20 days before the bankruptcy was filed?

☐ No☐ Yes. Book value \$ _____ Valuation method _____ Current value \$ _____

36. Is a depreciation schedule available for any of the property listed in Part 6?

☐ No☐ Yes

37. Has any of the property listed in Part 6 been appraised by a professional within the last year?

☐ No☐ Yes**Part 7: Office furniture, fixtures, and equipment; and collectibles**

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

☒ No. Go to Part 8.☐ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
39. Office furniture			
_____	\$ _____	_____	\$ _____
40. Office fixtures			
_____	\$ _____	_____	\$ _____
41. Office equipment, including all computer equipment and communication systems equipment and software			
_____	\$ _____	_____	\$ _____
42. Collectibles Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles			
42.1 _____	\$ _____	_____	\$ _____
42.2 _____	\$ _____	_____	\$ _____
42.3 _____	\$ _____	_____	\$ _____

43. Total of Part 7.

Add lines 39 through 42. Copy the total to line 86.

\$ _____

44. Is a depreciation schedule available for any of the property listed in Part 7?

☐ No☐ Yes

45. Has any of the property listed in Part 7 been appraised by a professional within the last year?

☐ No☐ Yes

Debtor

SIGNET CAPITAL PARTNERS, LLC

Name

Case number (if known) 19-26429

Part 8: Machinery, equipment, and vehicles**46. Does the debtor own or lease any machinery, equipment, or vehicles?**☒ No. Go to Part 9.☐ Yes. Fill in the information below.**General description**

Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)

Net book value of debtor's interest

(Where available)

Valuation method used for current value**Current value of debtor's interest****47. Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles**

47.1 _____	\$ _____	_____	\$ _____
47.2 _____	\$ _____	_____	\$ _____
47.3 _____	\$ _____	_____	\$ _____
47.4 _____	\$ _____	_____	\$ _____

48. Watercraft, trailers, motors, and related accessories Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels

48.1 _____	\$ _____	_____	\$ _____
48.2 _____	\$ _____	_____	\$ _____

49. Aircraft and accessories

49.1 _____	\$ _____	_____	\$ _____
49.2 _____	\$ _____	_____	\$ _____

50. Other machinery, fixtures, and equipment (excluding farm machinery and equipment)

_____	\$ _____	_____	\$ _____
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51. Total of Part 8.

Add lines 47 through 50. Copy the total to line 87.

\$ _____

52. Is a depreciation schedule available for any of the property listed in Part 8?☐ No☐ Yes**53. Has any of the property listed in Part 8 been appraised by a professional within the last year?**☐ No☐ Yes

Debtor

SIGNET CAPITAL PARTNERS, LLC

Case number (if known) 19-26429

Part 9: Real property**54. Does the debtor own or lease any real property?**☒ No. Go to Part 10.☐ Yes. Fill in the information below.**55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest****Description and location of property**

Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building), if available.

Nature and extent of debtor's interest in property**Net book value of debtor's interest (Where available)****Valuation method used for current value****Current value of debtor's interest**

55.1		\$		\$
55.2		\$		\$
55.3		\$		\$
55.4		\$		\$
55.5		\$		\$
55.6		\$		\$

56. Total of Part 9.

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

\$

57. Is a depreciation schedule available for any of the property listed in Part 9?☐ No☐ Yes**58. Has any of the property listed in Part 9 been appraised by a professional within the last year?**☐ No☐ Yes**Part 10: Intangibles and intellectual property****59. Does the debtor have any interests in intangibles or intellectual property?**☒ No. Go to Part 11.☐ Yes. Fill in the information below.**General description****Net book value of debtor's interest (Where available)****Valuation method used for current value****Current value of debtor's interest****60. Patents, copyrights, trademarks, and trade secrets**

\$

61. Internet domain names and websites

\$

62. Licenses, franchises, and royalties

\$

63. Customer lists, mailing lists, or other compilations

\$

64. Other intangibles, or intellectual property

\$

65. Goodwill

\$

66. Total of Part 10.

Add lines 60 through 65. Copy the total to line 89.

\$

Debtor SIGNET CAPITAL PARTNERS, LLC
Name

Case number (if known) 19-26429

67. Do your lists or records include personally identifiable information of customers (as defined in 11 U.S.C. §§ 101(41A) and 107)?

- ☐ No
☐ Yes

68. Is there an amortization or other similar schedule available for any of the property listed in Part 10?

- ☐ No
☐ Yes

69. Has any of the property listed in Part 10 been appraised by a professional within the last year?

- ☐ No
☐ Yes

Part 11: All other assets

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- ☐ No. Go to Part 12.
☒ Yes. Fill in the information below.

Current value of
debtor's interest

71. Notes receivable

Description (include name of obligor)

_____ Total face amount — _____ doubtful or uncollectible amount = → \$ _____

72. Tax refunds and unused net operating losses (NOLs)

Description (for example, federal, state, local)

_____	Tax year _____	\$ _____
_____	Tax year _____	\$ _____
_____	Tax year _____	\$ _____

73. Interests in insurance policies or annuities

_____ \$ _____

74. Causes of action against third parties (whether or not a lawsuit has been filed)

See attached Exhibit A/B-1

\$ 113,000.00

Nature of claim _____

Amount requested \$ _____

75. Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims

_____ \$ _____

Nature of claim _____

Amount requested \$ _____

76. Trusts, equitable or future interests in property

_____ \$ _____

77. Other property of any kind not already listed Examples: Season tickets, country club membership

see attached Exhibit A/B-1

\$ 61,000,000

_____ \$ _____

78. Total of Part 11.

Add lines 71 through 77. Copy the total to line 90.

\$ 61,113,000

79. Has any of the property listed in Part 11 been appraised by a professional within the last year?

- ☒ No
☐ Yes

Debtor

SIGNET CAPITAL PARTNERS, LLC
Name

Case number (if known) 19-26429

Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form.

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1.</i>	\$ _____	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	\$ _____	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	\$ _____	
83. Investments. <i>Copy line 17, Part 4.</i>	\$ _____	
84. Inventory. <i>Copy line 23, Part 5.</i>	\$ _____	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	\$ _____	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	\$ _____	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	\$ _____	
88. Real property. <i>Copy line 56, Part 9.</i> →		\$ 0
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	\$ _____	
90. All other assets. <i>Copy line 78, Part 11.</i>	+ \$61,113,000	
91. Total. Add lines 80 through 90 for each column. 91a.	\$61,113,000 +	91b. \$ 0
92. Total of all property on Schedule A/B. Lines 91a + 91b = 92.		\$61,113,000

SIGNET CAPITAL PARTNERS, LLC
CHAPTER 11 PETITION
CASE NO. 19-26429

FORM 206 SCHEDULE A/B ASSETS—REAL AND PERSONAL PROPERTY

EXHIBIT A/B-1

Part 11: All Other Assets:

Question 74 Causes of Action against third parties (whether or not a lawsuit has been filed:

1. Legal Claims against Vicky R. Jones, Trustee of the Vicky R. Jones Survivor's Trust UAD February 25, 2016; Bryan L. Jones, Trustee of the Bryan L. Jones GST Trust; Jeneal Harshman, Trustee of the Jeneal Harshman GST Trust, LeAnna Jones, Trustee of the LeAnna Jones GST Trust, and Bryan L. Jones, Jeneal Harshman and LeAnna Jones, individually (collectively the "Jones Family" or "Seller") for breach of Real Estate Purchase Contract dated April 24, 2018 (the "REPC") for approximately 845 acres of agricultural land (Tax Parcel No's 26.03.100.005 and 26.03.200.004, the "Land") in West Jordan, Utah, between Signet Capital Partners, LLC as Buyer, and Vicky R. Jones, Trustee of the Vicky R. Jones Survivor's Trust UAD February 25, 2016; Bryan L. Jones, Trustee of the Bryan L. Jones GST Trust; Jeneal Harshman, Trustee of the Jeneal Harshman GST Trust, LeAnna Jones, Trustee of the LeAnna Jones GST Trust, and Bryan L. Jones, Jeneal Harshman and LeAnna Jones, individually (collectively the "Jones Family" or "Seller"), and associated legal and equitable claims (unjust enrichment, violation of covenant of good faith and fair dealing, specific enforcement).

Amount Requested: Specific Performance, or in the alternative, for damages in an amount to be proven at trial, but not less than \$35,000,000.

NOTE: THESE CLAIMS ARE ALTERNATIVE CLAIMS OF THE DEBTOR TO SPECIFICALLY PERFORM UNDER THE PARTIES' REPC LISTED AS ITEM 1 ON SCHEDULE G. DEBTOR'S ANTICIPATED REORGANIZATION PLAN INVOLVES CLOSING ON THE REPC, IN WHICH EVENT, THIS ALTERNATIVE CLAIM WOULD BE REDUCED OR ELIMINATED. DEBTOR'S REPC RELATED RIGHTS ARE LISTED IN FORM 206 SCHEDULE A/B, QUESTION 77.

NOTE: BECAUSE THESE ARE ALTERNATIVE CLAIMS TO THE REPC RIGHTS LISTED IN QUESTION 77, THE AMOUNT LISTED HERE IS \$0, SO AS TO NOT BE DUPLICATIVE AND TO NOT OVERSTATE ASSETS.

2. Legal Claims against Vicky R. Jones, Trustee of the Vicky R. Jones Survivor's Trust UAD February 25, 2016; Bryan L. Jones, Trustee of the Bryan L. Jones GST Trust; Jeneal Harshman, Trustee of the Jeneal Harshman GST Trust, LeAnna Jones, Trustee

of the LeAnna Jones GST Trust, and Bryan L. Jones, Jeneal Harshman and LeAnna Jones, individually (collectively the "Jones Family") for violation of Consulting/Expense Reimbursement Agreement.

Amount Requested: \$113,000

SIGNET CAPITAL PARTNERS, LLC
CHAPTER 11 PETITION
CASE NO. 19-26429

FORM 206 SCHEDULE A/B ASSETS—REAL AND PERSONAL PROPERTY

EXHIBIT A/B-1

Part 11: All Other Assets:

Question 77 Causes of Action against third parties (whether or not a lawsuit has been filed:

1. Contract Rights to Purchase Land Under Real Estate Purchase Contract dated April 24, 2018 (the "REPC") for approximately 845 acres of agricultural land (Tax Parcel No's 26.03.100.005 and 26.03.200.004, the "Land") in West Jordan, Utah, between Signet Capital Partners, LLC as Buyer, and Vicky R. Jones, Trustee of the Vicky R. Jones Survivor's Trust UAD February 25, 2016; Bryan L. Jones, Trustee of the Bryan L. Jones GST Trust; Jeneal Harshman, Trustee of the Jeneal Harshman GST Trust, LeAnna Jones, Trustee of the LeAnna Jones GST Trust, and Bryan L. Jones, Jeneal Harshman and LeAnna Jones, individually (collectively the "Jones Family" or "Seller").

The value of \$35,000,000 listed is the value of the land of \$61,000,000 after immediately available approvals are obtained over the purchase price in the REPC of \$26,000,000. The \$26,000,000 purchase price is listed as a creditor claim on Schedule EF to the Jones Family.

Fill in this information to identify the case:

Debtor name SIGNET CAPITAL PARTNERS, LLC
 United States Bankruptcy Court for the: _____ District of UTAH
 (State)
 Case number (if known): 19-26429

☐ Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
☒ Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

Column A
Amount of claim
Do not deduct the value of collateral.

Column B
Value of collateral that supports this claim

2.1 Creditor's name <u>JORDAN OIL, LLC</u>	Describe debtor's property that is subject to a lien <u>SEE ATTACHED EXHIBIT D-1</u>	<u>\$2,000,000</u>	<u>\$EST>\$35M</u>
Creditor's mailing address <u>1111 YELLOWSTONE</u> <u>POCATELLO, ID 83201</u>	Describe the lien <u>SECURITY INTEREST</u>		
Creditor's email address, if known <u>garyclark@cableone.net</u>	Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
Date debt was incurred _____	Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H).		
Last 4 digits of account number _____	As of the petition filing date, the claim is: Check all that apply. <input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed		
Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor, and its relative priority. <u>SEE ATTACHED EXHIBIT D-1</u>			

2.2 Creditor's name _____	Describe debtor's property that is subject to a lien _____ \$ _____ \$ _____
Creditor's mailing address _____	Describe the lien _____
Creditor's email address, if known _____	Is the creditor an insider or related party? <input type="checkbox"/> No <input type="checkbox"/> Yes
Date debt was incurred _____	Is anyone else liable on this claim? <input type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H).
Last 4 digits of account number _____	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed
Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input type="checkbox"/> Yes. Have you already specified the relative priority? <input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. _____ <input type="checkbox"/> Yes. The relative priority of creditors is specified on lines _____	

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any. \$2,000,000

Case number (if known) 19-26429

SIGNET CAPITAL PARTNERS, LLC
CHAPTER 11 PETITION
CASE NO. 19-26429

EXHIBIT D-1 TO FORM 206D: SCHEDULE D: CREDITORS WHO HAVE CLAIMS
SECURED BY PROPERTY.

Part 1: List Creditors Who Have Secured Claims:

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

2.1 Creditor's Name:

Jordan Oil, LLC
1111 Yellowstone
Pocotello, ID 83201

Describe debtor's property that is subject to a lien:

Debtor Property Item 1. 100% membership interest in Signet Capital Partners, LLC.

Debtor Property Item 2. Any and all rights of the Debtor, Signet Capital Partners, LLC, as Buyer, under and pursuant to that certain Real Estate Purchase Contract dated April 24, 2018 (the "REPC") for approximately 845 acres of agricultural land (Tax Parcel No's 26.03.100.005 and 26.03.200.004, the "Land") in West Jordan, Utah, between Signet Capital Partners, LLC as Buyer, and Vicky R. Jones, Trustee of the Vicky R. Jones Survivor's Trust UAD February 25, 2016; Bryan L. Jones, Trustee of the Bryan L. Jones GST Trust; Jeneal Harshman, Trustee of the Jeneal Harshman GST Trust, LeAnna Jones, Trustee of the LeAnna Jones GST Trust, and Bryan L. Jones, Jeneal Harshman and LeAnna Jones, individually (collectively the "Jones Family" or "Seller").

Also, all of Signet Capital Partners, LLC's right, title and interest in all permits, contracts, licenses, and related rights and benefits associated with the development and use of said Land, including construction contracts, architectural contracts, rights to plans and specifications for construction, and governmental permits relating to the construction of improvements of the Land, or occupancy or use of said Land.

Creditor's email address: c/o Gary Clark: garyclark@cableone.net

Date Debt was incurred: ^^

Do Multiple creditors have an interest in the same property? Yes.

Names:

As to collateral item 1 above:

Kent A. Hoggan
3799 East Catamount Ridge Way
Sandy, Utah 84092

Fill in this information to identify the case:

Debtor SIGNET CAPITAL PARTNERS, LLC
United States Bankruptcy Court for the: _____ District of UTAH
(State)
Case number 19-26429
(If known)

☐ Check if this is an amended filing

Official Form 206E/F

Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

- ☒ No. Go to Part 2.
☐ Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

		Total claim	Priority amount
2.1 Priority creditor's name and mailing address	As of the petition filing date, the claim is: \$ _____	\$ _____	
_____	Check all that apply.		
_____	<input type="checkbox"/> Contingent		
_____	<input type="checkbox"/> Unliquidated		
_____	<input type="checkbox"/> Disputed		
Date or dates debt was incurred	Basis for the claim:		
_____	_____		
Last 4 digits of account number _____	Is the claim subject to offset?		
	<input type="checkbox"/> No		
Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (____)	<input type="checkbox"/> Yes		
2.2 Priority creditor's name and mailing address	As of the petition filing date, the claim is: \$ _____	\$ _____	
_____	Check all that apply.		
_____	<input type="checkbox"/> Contingent		
_____	<input type="checkbox"/> Unliquidated		
_____	<input type="checkbox"/> Disputed		
Date or dates debt was incurred	Basis for the claim:		
_____	_____		
Last 4 digits of account number _____	Is the claim subject to offset?		
	<input type="checkbox"/> No		
Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (____)	<input type="checkbox"/> Yes		
2.3 Priority creditor's name and mailing address	As of the petition filing date, the claim is: \$ _____	\$ _____	
_____	Check all that apply.		
_____	<input type="checkbox"/> Contingent		
_____	<input type="checkbox"/> Unliquidated		
_____	<input type="checkbox"/> Disputed		
Date or dates debt was incurred	Basis for the claim:		
_____	_____		
Last 4 digits of account number _____	Is the claim subject to offset?		
	<input type="checkbox"/> No		
Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (____)	<input type="checkbox"/> Yes		

Debtor

Name SIGNET CAPITAL PARTNERS, LLCCase number (if known) 19-26429**Part 2: List All Creditors with NONPRIORITY Unsecured Claims**

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

	Nonpriority creditor's name and mailing address	As of the petition filing date, the claim is: Check all that apply.	Amount of claim
3.1	<p>O AND D INVESTMENTS, LLC</p> <p>5911 S. FASHION BLVD, STE 200</p> <p>SALT LAKE CITY, UTAH 84107</p> <p>Date or dates debt was incurred <u>FEB/18-AUG/19</u></p> <p>Last 4 digits of account number _____</p>	<p><input checked="" type="checkbox"/> Contingent</p> <p><input checked="" type="checkbox"/> Unliquidated</p> <p><input type="checkbox"/> Disputed</p> <p>Basis for the claim: <u>INDEMNIFICATION AGREEMENT</u></p> <p>Is the claim subject to offset?</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes</p>	\$ <u>2,000,000</u>
3.2	<p>SURETY LAND DEVELOPMENT, LLC</p> <p>14528 S. STONE FLY CIRCLE</p> <p>BLUFFDALE, UTAH 84065</p> <p>Date or dates debt was incurred <u>FEB/18-AUG/19</u></p> <p>Last 4 digits of account number _____</p>	<p><input checked="" type="checkbox"/> Contingent</p> <p><input checked="" type="checkbox"/> Unliquidated</p> <p><input type="checkbox"/> Disputed</p> <p>Basis for the claim: <u>INDEMNIFICATION AGREEMENT</u></p> <p>Is the claim subject to offset?</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes</p>	\$ <u>2,000,000</u>
3.3	<p>PSOMAS</p> <p>P.O. BOX 51463</p> <p>LOS ANGELES, CA 90051-5763</p> <p>Date or dates debt was incurred _____</p> <p>Last 4 digits of account number _____</p>	<p><input type="checkbox"/> Contingent</p> <p><input type="checkbox"/> Unliquidated</p> <p><input type="checkbox"/> Disputed</p> <p>Basis for the claim: <u>CONTRACT SERVICES</u></p> <p>Is the claim subject to offset?</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p>	\$ <u>67,886.78</u>
3.4	<p>KENT A. HOGGAN</p> <p>3799 E. CATAMOUNT RIDGE WAY</p> <p>SANDY, UTAH 84092</p> <p>Date or dates debt was incurred <u>FEB/18-AUG/19</u></p> <p>Last 4 digits of account number _____</p>	<p><input checked="" type="checkbox"/> Contingent</p> <p><input checked="" type="checkbox"/> Unliquidated</p> <p><input type="checkbox"/> Disputed</p> <p>Basis for the claim: <u>CONTRACT SERVICES</u></p> <p>Is the claim subject to offset?</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p>	\$ <u>345,843.74</u>
3.5	<p>HALES ENGINEERING</p> <p>2364 N. 1450 E.</p> <p>LEHI, UTAH 84043</p> <p>Date or dates debt was incurred <u>FEB/18-AUG/19</u></p> <p>Last 4 digits of account number _____</p>	<p><input checked="" type="checkbox"/> Contingent</p> <p><input checked="" type="checkbox"/> Unliquidated</p> <p><input type="checkbox"/> Disputed</p> <p>Basis for the claim: <u>CONTRACT SERVICES</u></p> <p>Is the claim subject to offset?</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p>	\$ <u>11,340.00</u>
3.6	<p>JONES FAMILY-ATTN: BRYAN JONES</p> <p>81654 S. JUNIPER CANYON ROAD</p> <p>HELIX, OR 97835</p> <p>Date or dates debt was incurred _____</p> <p>Last 4 digits of account number _____</p>	<p><input checked="" type="checkbox"/> Contingent</p> <p><input checked="" type="checkbox"/> Unliquidated</p> <p><input type="checkbox"/> Disputed</p> <p>Basis for the claim: <u>REPC-see Exhibit A/B, Question 77</u></p> <p>Is the claim subject to offset?</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p>	\$ <u>26,000,000</u>

Debtor

Name SIGNET CAPITAL PARTNERS, LLC

Case number (if known)

19-26429**Part 3:****List Others to Be Notified About Unsecured Claims**

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address	On which line in Part 1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.1. <u>NONE</u>	Line ____ <input type="checkbox"/> Not listed. Explain _____	____
4.2. _____	Line ____ <input type="checkbox"/> Not listed. Explain _____	____
4.3. _____	Line ____ <input type="checkbox"/> Not listed. Explain _____	____
4.4. _____	Line ____ <input type="checkbox"/> Not listed. Explain _____	____
4.1. _____	Line ____ <input type="checkbox"/> Not listed. Explain _____	____
4.5. _____	Line ____ <input type="checkbox"/> Not listed. Explain _____	____
4.6. _____	Line ____ <input type="checkbox"/> Not listed. Explain _____	____
4.7. _____	Line ____ <input type="checkbox"/> Not listed. Explain _____	____
4.8. _____	Line ____ <input type="checkbox"/> Not listed. Explain _____	____
4.9. _____	Line ____ <input type="checkbox"/> Not listed. Explain _____	____
4.10. _____	Line ____ <input type="checkbox"/> Not listed. Explain _____	____
4.11. _____	Line ____ <input type="checkbox"/> Not listed. Explain _____	____

Debtor

SIGNET CAPITAL PARTNERS, LLC
NameCase number (if known) 19-26429**Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims****5. Add the amounts of priority and nonpriority unsecured claims.****Total of claim amounts**

5a. Total claims from Part 1

5a. \$ 0

5b. Total claims from Part 2

5b. + \$ 30,425,070.40

5c. Total of Parts 1 and 2

Lines 5a + 5b = 5c.

5c. \$ 30,425,070.40

Fill in this information to identify the case:

Debtor name SIGNET CAPITAL PARTNERS, LLC

United States Bankruptcy Court for the: _____ District of UTAH
(State)

Case number (If known): 19-26429 Chapter _____

☐ Check if this is an amended filing

Official Form 206G

Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, numbering the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

- ☐ No. Check this box and file this form with the court with the debtor's other schedules. There is nothing else to report on this form.
- ☒ Yes. Fill in all of the information below even if the contracts or leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1	State what the contract or lease is for and the nature of the debtor's interest	REAL ESTATE PURCHASE CONTRACT FOR OQUIRRH MOUNTAIN RESORT PROJECT LAND, BUYER'S INTEREST	SEE ATTACHMENT G-1
	State the term remaining	(SEE ATTACHMENT G-1)	
	List the contract number of any government contract		
2.2	State what the contract or lease is for and the nature of the debtor's interest		
	State the term remaining		
	List the contract number of any government contract		
2.3	State what the contract or lease is for and the nature of the debtor's interest		
	State the term remaining		
	List the contract number of any government contract		
2.4	State what the contract or lease is for and the nature of the debtor's interest		
	State the term remaining		
	List the contract number of any government contract		
2.5	State what the contract or lease is for and the nature of the debtor's interest		
	State the term remaining		
	List the contract number of any government contract		

SIGNET CAPITAL PARTNERS, LLC
CHAPTER 11 PETITION
CASE NO. 19-26429

FORM 206G EXECUTORY CONTRACTS AND UNEXPIRED LEASES

ATTACHMENT G-1

Item 2.1 Executory Contract:

State what the contract or lease is for and the nature of the debtor's interest:

Debtor is the Buyer under that certain Real Estate Purchase Agreement dated April 24, 2018 (the "REPC") for approximately 845 acres of agricultural land (Tax Parcel No's 26.03.100.005 and 26.03.200.004, the "Land") in West Jordan, Utah, between Signet Capital Partners, LLC as Buyer, and Vicky R. Jones, Trustee of the Vicky R. Jones Survivor's Trust UAD February 25, 2016; Bryan L. Jones, Trustee of the Bryan L. Jones GST Trust; Jeneal Harshman, Trustee of the Jeneal Harshman GST Trust, LeAnna Jones, Trustee of the LeAnna Jones GST Trust, and Bryan L. Jones, Jeneal Harshman and LeAnna Jones, individually (collectively the "Jones Family" or "Seller").

Debtor is obligated to pay the purchase price for the property and will do so through Debtor's Reorganization Plan.

Also, all of Debtor's right, title and interest in all permits, contracts, licenses, and related rights and benefits associated with the development and use of said Land, including construction contracts, architectural contracts, rights to plans and specifications for construction, and governmental permits relating to the construction of improvements of the Land, or occupancy or use of said Land.

State the term remaining: Until September 15, 2019.

List the contract number of any government contract: N.A.

State the name and mailing address for all other parties with whom the debtor has an executory contract:

Sellers, The Jones Family
c/o Brian Jones
81654 South Juniper Canyon Road
Helix, Oregon 97835
541-454-2662

and also:

Kyle V. Leishman
Jones Waldo
170 South Main Street, Suite 1500
Salt Lake City, Utah 84101

Fill in this information to identify the case:

Debtor name SIGNET CAPITAL PARTNERS, LLC

United States Bankruptcy Court for the: _____ District of UTAH
(State)

Case number (If known): 19-26429

☐ Check if this is an amended filing

Official Form 206H

Schedule H: Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Does the debtor have any codebtors?

- ☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.
- ☒ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, **Schedules D-G**. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor			Column 2: Creditor	
Name	Mailing address		Name	Check all schedules that apply:
2.1 KENT A. HOGGAN	3799 E. Catamount Ridge Way Street Sandy, Utah 84092 City State ZIP Code		Jordan Oil, LLC	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.2 O AND D INVESTMENTS, LLC	5911 S. Fashion Blvd. Ste 200 Salt Lake City, Utah 84107 City State ZIP Code		Jordan Oil, LLC	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.3 SURETY LAND DEVELOPMENT, LLC	14528 S. Stone Fly Circle Bluffdale, Utah 84065 City State ZIP Code		Jordan Oil, LLC	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.4				<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.5				<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.6				<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G

Debtor Name Case number (if known)

Additional Page if Debtor Has More Codebtors

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column 1: Codebtor			Column 2: Creditor	
Name	Mailing address	Name	Check all schedules that apply:	
2._____ _____ _____ City State ZIP Code	Street _____ _____ City State ZIP Code	_____ _____ _____ City State ZIP Code	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G	
2._____ _____ _____ City State ZIP Code	Street _____ _____ City State ZIP Code	_____ _____ _____ City State ZIP Code	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G	
2._____ _____ _____ City State ZIP Code	Street _____ _____ City State ZIP Code	_____ _____ _____ City State ZIP Code	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G	
2._____ _____ _____ City State ZIP Code	Street _____ _____ City State ZIP Code	_____ _____ _____ City State ZIP Code	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G	
2._____ _____ _____ City State ZIP Code	Street _____ _____ City State ZIP Code	_____ _____ _____ City State ZIP Code	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G	
2._____ _____ _____ City State ZIP Code	Street _____ _____ City State ZIP Code	_____ _____ _____ City State ZIP Code	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G	
2._____ _____ _____ City State ZIP Code	Street _____ _____ City State ZIP Code	_____ _____ _____ City State ZIP Code	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G	
2._____ _____ _____ City State ZIP Code	Street _____ _____ City State ZIP Code	_____ _____ _____ City State ZIP Code	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G	

Fill in this information to identify the case:

Debtor name SIGNET CAPITAL PARTNERS, LLC
 United States Bankruptcy Court for the: _____ District of UTAH
 (State)
 Case number (If known): 19-26429

☐ Check if this is an amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an *insider*, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
1	Jones Family 81654 S. Juniper Canyon Rd. Helix, OR 97835	Bryan Jones bkjones@helixtel.com	REPC-see EX A/B, Ques 77	Contingent, Unliquidated			\$26,000,000
2	O and D Investments, LLC 5911 S. Fashion Blvd, Suite 200 Salt Lake City, Utah 84107	Owen Kenney, Manager 573-469-1302 vitalitynh@mail.com	Indemnification	Contingent, Unliquidated			\$2,000,000
3	Surety Land Development, LLC 14528 S. Stone Fly Circle Bluffdale, Utah 84065	David Cowan, Manager 801-943-7400 dcowan19@msn.com	Indemnification	Contingent, Unliquidated			\$2,000,000
4	Kent A. Hoggan 3799 E. Catamount Ridge Way Sandy, Utah 84092	Kent A. Hoggan, Manager 801-706-5155 kenthoggan@yahoo.com	Contract Services	Contingent, Unliquidated			\$345,843.74
5	Psomas P.O. Box 51463 Los Angeles, CA 90051-5763	Jeramy Cochran 801-284-1324 jcochran@psomas.com	Contract Services	Contingent, Unliquidated			\$67,886.78
6	Hales Engineering 2364 N. 1450 E. Lehi, Utah 84043	Representative 801-766-4343	Contract Services	Contingent, Unliquidated			\$11,340.00
7							
8							

Fill in this information to identify the case:

Debtor name SIGNET CAPITAL PARTNERS, LLC

United States Bankruptcy Court for the: _____ District of UTAH
(State)

Case number (If known): 19-26429

☐ Check if this is an amended filing

Official Form 206Sum

Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1: Summary of Assets

1. Schedule A/B: Assets—Real and Personal Property (Official Form 206A/B)

1a. Real property:

Copy line 88 from *Schedule A/B*.....

\$ 0

1b. Total personal property:

Copy line 91A from *Schedule A/B*.....

\$ 61,113,000

1c. Total of all property:

Copy line 92 from *Schedule A/B*.....

\$ 61,113,000

Part 2: Summary of Liabilities

2. Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)

Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*.....

\$ 2,000,000

3. Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)

3a. Total claim amounts of priority unsecured claims:

Copy the total claims from Part 1 from line 5a of *Schedule E/F*.....

\$ 0

3b. Total amount of claims of nonpriority amount of unsecured claims:

Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F*.....

+ \$ 30,425,000

4. Total liabilities.....
Lines 2 + 3a + 3b

\$ 32,425,000